

176.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

180,500 / 180,500

USE VALUE:

180,500 / 180,500

ASSESSED:

180,500 / 180,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
19		HIBBERT ST-LEX, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WONG MICHAEL C & ANNE P

Owner 2:

Owner 3:

Street 1: 19 HIBBERT ST

Street 2:

Twn/City: LEXINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02421		Type:

PREVIOUS OWNER

Owner 1: WALKER JAKE T & JEANETTE -

Owner 2: -

Street 1: 19 HIBBERT ST

Twn/City: LEXINGTON

St/Prov: MA	Cntry:	
Postal: 02421		

NARRATIVE DESCRIPTION

This parcel contains .031 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 1482 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1340	Sq. Ft.	Site			0	70.	1.03	6			Other	-70					96,642						96,600	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
101	1340.000	83,900			96,600	180,500						117910	
Total Card	0.031	83,900			96,600	180,500		Entered Lot Size		GIS Ref			
Total Parcel	0.031	83,900			96,600	180,500		Total Land:		GIS Ref			
Source:	Market Adj Cost				Total Value per SQ unit /Card:	121.79	/Parcel:	121.79		Land Unit Type:		Insp Date	

07/09/18	13713!
PRIOR ID # 1:	117910
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT DATE:	
PRINT TIME:	
LAST REV DATE:	
LAST REV TIME:	
MMCMAKIN:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATION:	

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	83,900	0	1,340.	96,600	180,500		Year end	12/23/2021	
2021	101	FV	81,400	0	1,340.	96,600	178,000		Year End Roll	12/10/2020	
2020	101	FV	81,400	0	1,340.	96,600	178,000	178,000	Year End Roll	12/18/2019	
2019	101	FV	65,600	0	1,340.	95,300	160,900	160,900	Year End Roll	1/3/2019	
2018	101	FV	65,600	0	1,340.	73,200	138,800	138,800	Year End Roll	12/20/2017	
2017	101	FV	65,600	0	1,340.	69,000	134,600	134,600	Year End Roll	1/3/2017	
2016	101	FV	65,600	0	1,340.	63,500	129,100	129,100	Year End	1/4/2016	
2015	101	FV	62,000	0	1,340.	59,400	121,400	121,400	Year End Roll	12/11/2014	

SALES INFORMATION												TAX DISTRICT				ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code			Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name				
WALKER JAKE T &	74365-425	1	3/27/2020	Portion-Asst			825,000	No	No			7/9/2018	TTL REFUSAL	BS	Barbara S				
WAYSHVILLE KEIT	68409-214		11/15/2016	Portion-Asst			749,900	No	No			10/22/2008	Meas/Inspect	355	PATRIOT				
SUIT NELSON,	64480-530		11/7/2014				548,000	No	No			10/26/2000	Hearing N/C						
ALOISIO LEO J	35787-417		6/28/2002	Deed Restrict			418,000	No	No	N		12/14/1999	Meas/Inspect	276	PATRIOT				
	8336-487		1/1/1901	Family				No	No			7/19/1993		KT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1	Rating: Average		A Bath: 1	Rating:	PART IN LEXINGTON.													
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 1 - Wood Shingle				OthrFix: 1	Rating:														
Sec Wall: 1	%																		
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BROWN																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1													
Year Blt: 1898	Eff Yr Blt:			A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Alt LUC:		Alt %:		Frpl: 1	Rating: Average	Other													
Jurisdict:		Fact: .		WSFlue: 1	Rating:	Upper													
Const Mod:						Lvl 2													
Lump Sum Adj:						Lvl 1													
						Lower													
						Totals	RMs: 6	BRs: 3	Baths: 1	HB									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:															
Prim Int Wal 2 - Plaster				Total Units:															
Sec Int Wall: 1	%			Floor:															
Partition: T - Typical				% Own:															
Prim Floors: 3 - Hardwood				Name:															
Sec Floors: 5 - Lino/Vinyl	25 %																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wal		% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 176.0-0001-0003.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N					Total Yard Items:				Total Special Features:							Total:			